

Pine Lakes Homeowners Assoc. II, Inc.

Gary Nicolini, President
Mike Hayes, Vice President
James Andrews, Treasurer
Ann Hartnett, Secretary

Ron Thoreson, Director
Mike Gloss, Director
Linda Baker, Director
Leigh Ann Southard, Director
John Shepherd, Director

HOA II BOARD OF DIRECTORS MEETING MINUTES OCTOBER 21, 2024 PINE LAKES COUNTRY CLUB BALLROOM @ 7:00 P.M.

A. Meeting called to order- 7:00 p.m, followed by Salute to Flag and moment of silence

Roll Call of Directors: President- Gary Nicolini, Vice President- Mike Hayes, Secretary- Ann Hartnett, Treasurer- James Andrews, Directors- Mike Gloss, Linda Baker, Leigh Ann Southard
Absent- Ron Thoreson, John Shepherd

Proof of Notice of Meeting- posted in Pine Lakes Community Clubhouse, October 18, 2024

Statement: This is a meeting of the Board of Directors of the Pine Lakes HOAII. This meeting is held to meet the requirement of Florida Statue 723 and the By-Laws of the HOAII. This is a business meeting for the HOA. As such, any questions concerning the agenda will be taken when the business of the board has been completed. This meeting has been noticed by e-mail and placed on the board in the lobby. The meeting of the Board of Directors may be recorded under the requirements of FL St. 723. The meeting may not be broadcast or reproduced or copied without the consent of the Board.

President welcomed everyone to this meeting. There were three first-time attendees.

B. Regular order of business; Officers Reports

Motion was made, seconded and accepted to forgo reading of previous Meeting Minutes for April 2024, minutes reviewed by board prior to meeting and no changes were needed. Minutes are posted online also.

James Andrews, Treasurer- read monthly report, Balance- \$45,331.90, at this time.

Gary Nicolini, President- read off each board member assigned to specific cul-de-sacs, expect to see them in the next month coming around with HOA membership renewal forms. We need everyone to do their part, we have some legal steps to take and we need residents to pay their dues so we can proceed.

C. Committee Reports

1. **ARC-** Mike Gloss- zero forms have currently been submitted for approval process.
2. **CERT-** Our team has been busy; informing residents of approaching Hurricanes (Helene and Milton) of safety procedures, distributing HOME/OK signs. CERT members followed up with residents that deposited forms in the Non Evacuation box after the hurricanes and tornado. CERT also submitted Damage Assessment forms to NFMFD of the severely damaged homes to help expedite their reports to FEMA. CERT distributed tarps, gloves and strung yellow safety caution tape in the community. Upcoming CERT Basic class is scheduled for November 4-8th, from 10 a.m. to 1 p.m. at Herons Glen. Anyone interested in joining the team and learning how to become a first responder, please call Mike Gloss at 330-524-1292. AED devices are now owned and taken care of by ELS. Mike also spoke about upcoming food trucks 2nd Monday of each month. One of the food truck signs is missing, please return to Mike Gloss.
3. **Membership-** James Andrews- reported 215 paid members at this time. Please talk to neighbors about joining.
4. **Event Inspections-** Linda Baker said all events held in the Clubhouse have been inspected and had no problems.
5. **Ammenities-** Leigh Ann Southard reported that Bocce, Pickleball and Tennis resurfacing has been completed. All three amenities are up and fully functioning and looking great. One tennis court viewing stand was slightly damaged during the tornado and management is aware.

6. **Pool/Spa-** Gary notified management of cold pool and the heater is now on. The canopy was installed and tiki huts repaired during the off season. Most pool caulk was also fixed but some is still missing and will be fixed. All roof cleaning for Clubhouse building was done and the inside floors were stripped and refinished.
7. **Building and Grounds-** Please fill out three part form in the office if you notice damage that has not been reported to management. These forms are tracked by board members until completed.
8. **FMO-** Ron Thoreson was absent at FMO meeting, but left the following important information. There will be a Community Meeting with in the next 2 week about the French Property. The meeting is to update all on where we stand in the process before any legal fund money is spent to file a civil action to request a court opinion about who owns the roads. An estimate amount of NTE \$21,000 legal cost will be combined by both HOA's per household (just as we pay jointly for insurance). The Date of the meeting will be announced in the next few days. President Matt Heier of PLEHOA AND Gary Nicolini of HOAII with Ron Thoreson will lead this meeting. Everyone is encouraged to attend.
9. **Golf Course-** Mike Hayes, the back 9 holes are currently open. The front nine is being worked as quickly as it can, they are hoping to have it open by weeks end. The contract with Joshua Tree was signed. Please continue to identify any problems or concerns.
10. **President-** ELS was issued a new Statement of Dispute letter on October 12th. Same dispute over changes they are making to prospectus in regards for payment of lease land and late fees. No resolution has been made yet. Kevin and Julie said checks will be accepted until then for hardships. Contractor has pulled permits with the city to start renovation to the Pub. No dates are known for the work at this time. The Pub is still hiring workers. They will be working towards opening 7 days a week, when fully staffed. Pot holes have been filled but management is looking for a better product at this time. Please reduce speed in the community and tell all visitors to please abide by the posted speed. Everyone should be stopping at the stop signs not rolling thru, especially with increasing traffic now in season. There will another New Years Eve dance, tickets go on sale at the next Saturday breakfast.

D. Special Committees-

E. Old Business

- 1) Board continues to meet with Kevin Karau at liaison meetings. The street signs were installed but now many need repair after tornado.
- 2) Board members will receive reports filled out by residents from the office and follow up with ELS to make sure they are aware and working on repairs. Cul-de-sac list for board members will be posted online.

F. New Business Open to all HOA Members

- 1) Mowing has resumed and all recycle and brush pick up resumes this week.
- 2) Speed limit signs should be doubled sided, there are no speeds posted if going clockwise in the community.
- 3) Resident concerns about sufficient lighting walking to parking lots from clubhouse, this will be reported to the office.
- 4) Question asked about getting stove installed in the clubhouse kitchen
- 5) Rent increase questioned, shouldn't it only be same as CPI?

Motion was made to adjourn meeting at 8:00 p.m. seconded, and accepted.

Submitted by,
Ann Hartnett
Secretary

Added info from Kevin since the HOA meeting:

- 1) Why is our CPI at 3% when it was listed at 2.9% ?
Answer: Our CPI was done on July 11th and it was 3.0%
- 2) Sun screens for the bocce courts?
Answer: The shade screen is in process.

Your HOA will follow up with these issues and keep you informed.